

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: : CHAPTER 13
: :
Allen Baxter III : NO. 19-16493-amc

ORDER

AND NOW, this 30th day of July, 2024,
upon consideration of the Motion to Sell Real Property filed by
Debtor, upon notice to all interested parties, and any response
thereto, it is hereby

ORDERED, that Debtor is authorized to sell his/her real
property located at 2202 S 56th Street, Philadelphia, PA 19143
("Property"), with all liens to be paid at closing, for the sale
price of \$73,500.000 (seventy three thousand five hundred
dollars), pursuant to the terms of a certain real estate
agreement of sale to the buyer(s) thereunder, Prime Cash Offer,
LLC ("Buyer"), who have been represented to be purchasing the
Property at arms-length.

The proceeds of the sale, including any funds held as a
deposit made by or on behalf of the Buyer, shall be distributed
in the following manner:

After paying all liens in full and all costs of sale, the
title clerk shall pay to the Chapter 13 Trustee, proceeds
sufficient to pay off the plan with a 100% distribution to
unsecured creditors in the amount of \$11,000.00. The balance of
sales proceeds after all the above distributions shall be paid to
the Debtor, Allen Baxter III as sole owner(s) of the property.

The title clerk shall email settlementsheet@ph13trustee.com
a completed HUD 1 or settlement sheet from the closing directly
to the trustee immediately upon the close of the settlement, and
the trustee shall promptly notify the title company of his
approval or objections to the sums to be disbursed. Upon trustee
approval, the title clerk shall email or fax a copy of the
disbursement check to the trustee and shall immediately transmit
the actual disbursement check to the trustee by overnight
courier.

Per Bankruptcy Rule 6004(h), the 14 day stay as to effect of
this Order is hereby waived.

BY THE COURT:



HONORABLE ASHELY M. CHAN
CHIEF UNITED STATES BANKRUPTCY JUDGE